

# M'AKOLA MAJOR CAPITAL PROJECTS

**2602 Tetrault Street – Bevan Place**  
ENVELOPE, MECHANICAL AND EXTERIOR  
RENEWAL PROJECT

## BEVAN PLACE, TERRACE

M'akola recently completed a \$4 million envelope and renewal project in Terrace. The project also included indigenous artwork and building renaming.

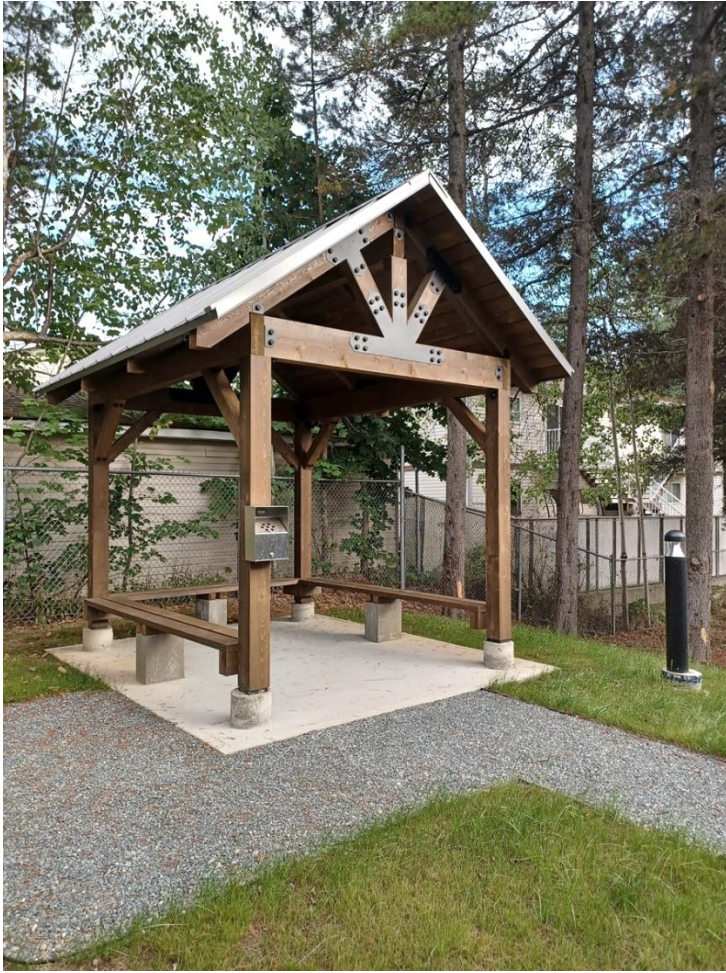
The construction project involved replacement of the roof, building cladding, windows/doors, balconies, gutters/downspouts, below grade waterproofing, perimeter drainage installation, replacement of exterior lights, new entrance concrete stairs/railings, new roof hatch and guardrails, maintenance shed upgrades and a newly installed meeting gazebo, concrete planters and new pathways with modern lighting.

We also installed new heat pumps for heating/cooling, heat-recovery ventilators, a high-efficiency electric hallway furnace, a new domestic water pump station and upgraded exhaust ventilation to enhance energy efficiency.

To honour the land, we protected and retained the existing trees, introduced new shrubbery and created a Westcoast building design involving greys, whites, blacks, warm wood colors and natural stone veneers.







## Building Renaming and Indigenous Artwork

The building has been named Bevan Place to honour the late Mel Bevan who was a strong voice for Indigenous housing in the area. Mel was one of the original Directors of Muks-Kum-Ol Housing and advocated the construction of the original building.

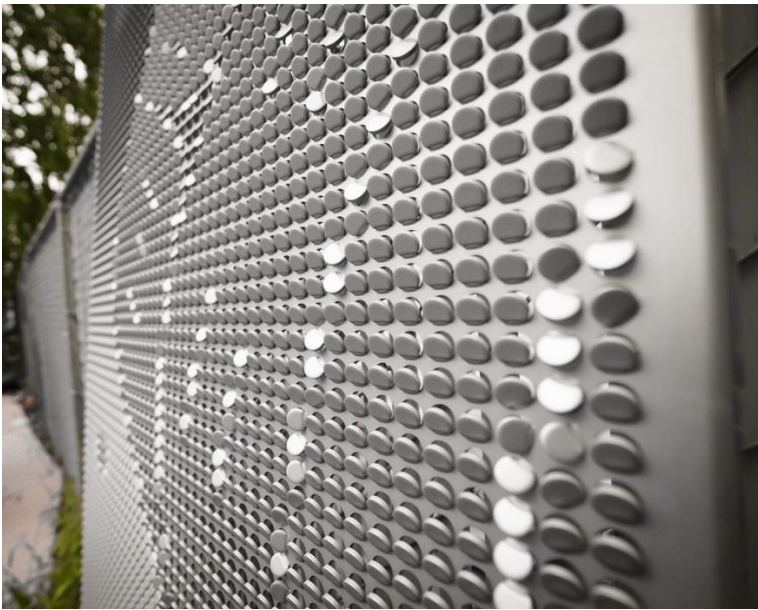
Indigenous artist, Shawna Kiesman, designed the entrance artwork. The art is a Lax'gibuu (wolf) form line design on a backlit, frosted tempered glass at the two front entrances to honour Tsimshian culture. The welcome message in Sm'algyax: Ła bała sgan : "Welcome, the cedar mat is laid out" welcomes all tenants and their guests.



Mel Bevan's son, Stan Bevan, a prominent indigenous Northwest Coast artist, was asked to create a large art piece for the building. Mel carved the original wooden bear on site and the new artwork was to show the evolution and lineage of Mel's art. His stunning, three-storey metal ombrae artwork of bear and salmon is called "The Welcome."

The video on the project and the building/art unveiling can be found at:

<https://www.youtube.com/watch?v=LeEOB9xWqP8>





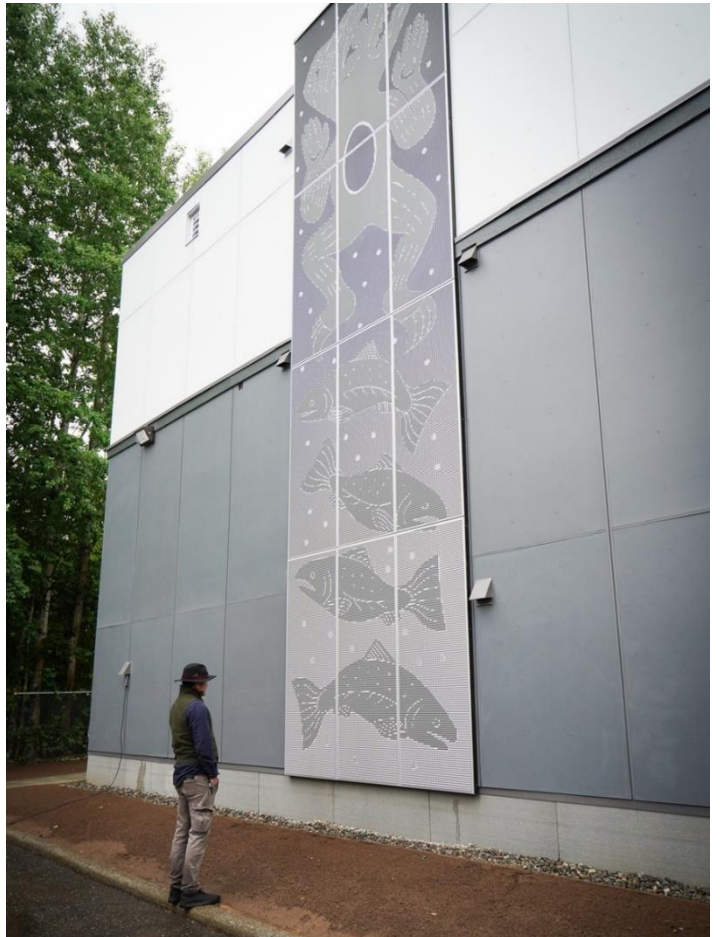
Ombrae artwork is perforated metal that takes an artist image or design and creates a 3D pixelated optical tile. For Bevan Place, we have 12 metal tiles affixed to the building to a height of 30 feet. Depending on the daylight, the art piece changes form slightly accenting alternating aspects of the design.

### Building and Art Unveiling

Bevan Place's artwork was unveiled by Kevin Albers, M'akola CEO, on 11 June with the local community, friends and family of the Bevans, Terrace Mayor Sean Bujtas and CEO of the Aboriginal Housing Association, Margaret Pfoh. AHMA was instrumental in funding the project and their project support team was essential to the success of the project.

The news article of the event can be found at:

[Bevan Place unveiled, honoring Indigenous legacy with housing complex revamp - Terrace Standard](#)



## Capital Project Innovation

This project marked a conscious shift in how M'akola approaches major capital projects with a strong sustainability and cultural integration since the inception of the project. Intentional design was used to integrate empathy based, harmonious elements into the building design. Positive sum project management was introduced which is a holistic approach to project management based on consideration of all stakeholders needs.

### Community and Culture Integration:

We reached out to community leaders, embedding local culture, knowledge and local nation collaboration into the project. M'akola integrated artwork into the building façade to serve as a visual representation of the rich culture within the community. We collaborated with local artists to incorporate elements of cultural representation and storytelling into design, promoting a sense of belonging and pride within the community. When designing for aesthetics, we carefully considered factors such as colors, materials, textures, lighting, neighboring home design and the natural landscape.

### Sustainable Procurement:

The project supported the principles of equity, diversity, and inclusion in the construction industry and the general contractor was required where possible to include in its work force individuals with barriers to employment, Indigenous persons, visible minorities and woman. The Bevan Place project included a total of 14 Indigenous persons, woman or minorities who worked hard to create the new home for our tenants.

### Environmental Considerations:

We completely removed fossil fuel reliance by eliminating the gas furnace and hot water tanks on site. We installed high-efficiency electrical furnaces, electric hot water tanks and new modern heat pumps in each unit for energy efficient heating/cooling. We also prioritized indoor air quality by installing heat recovery ventilators and upgraded kitchen/bathroom fans to ensure proper ventilation and reduce moisture-related issues.

To reduce energy consumption, we increased insulation in the roof and walls, improving the building's thermal performance, as well as upgraded the windows to enhance energy efficiency and minimize heat loss/gain.

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A heartfelt thank you to all who made Bevan Place a reality and supported the important initiatives that were included in the project.